USACFSC ARMY LODGING WELLNESS PROGRAM

Fort Jackson South Carolina

PREPARED FOR: US ARMY COMMUNITY AND FAMILY SUPPORT CENTER ARMY LODGING BY EMG



EMG 11011 McCormick Road, Hunt Valley, Maryland, 21031 (800) 733-0660

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Palmetto - Building 6000

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Dozier Hall - Building 10300

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	BUILDING USE F	PECOM	MENDAT	ION: DEN	IOVATI						
				ION. KEI	NOVAIR	JN					
	Magruder Transi										
	Proposed Work Desc			ng, Ameniti		Guest unloading area; lighting upgrade; stormwater system upgrade					
	O.A. Square footage	30878		Exterior end	closure						
	Single	0	Interior			Remove 2nd bed; install kitchenette; replace finishes					
		87	Elevator								
	Suites	0		al/Plumbing		Replace forced air system with individual, thermostatically controlled units					
			Electrical			Enhance lighting in vending areas.					
		<u> </u>	Other								
	Existing Building Des	cription	4								
				Recon. in							
		30878	Built	1994	No levels				Environmental	Asbestos removal	
	Total rooms	87		ng, Ameniti		Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.					
	a			Exterior end	closure	Cast-in-place concrete framing, brick veneer, standing seam metal roof.					
	Single	87	Interior			2 bed units, baths with shower or bath			Historical	N/A	
	Extended		Elevator			None (but existing project underway).					
	Suites			al/Plumbing		Forced air heating and cooling with VAV unit in each room (centrally controlled).			Other:	N/A	
	Offices	<u> </u>	Electrical			990 Amp, 120/208 Volt		1			
	BUILDING and SYST	EM ANA							Cost Analysis		
No	System			iting		Work item needed to meet standard	Cost Impact	Typical Unit		mparison	
		Failed	Average	Good	New			Cost (\$/sf)	Renovation	New Build	New Build
1	Foundation			X				\$2.64			USACE
2	Substructures			X				\$1.49	\$0.00		
3	Superstructures			X				\$15.17	\$0.00		
4	Exterior Closure		Х			Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	low	\$11.38	\$0.02		
5	Roofina		Х			Repair/reseal loose valley flashing	low	\$1.95	\$0.15		
6			1	Х		Remove 2nd bed, remove closet, install microfridge; replace finishes; partial laundry equipment replacement	moderate	\$39.41	\$10.43		
7								\$3.56			
8	, , ,		Х		+	Replace sump drains; partial heating water system replacement; replace forced air system with individual, thermostatically	high	\$30.10	\$22.75		
0	Medianical		^			controlled units; upgrade domestic water supply piping	mgn	φ30.10	Ψ22.73		
9	Electrical		1	Х	-	Enhance lighting in vending areas	low	\$9.19	\$0.02		
10				^	1	Haz mat removal	high	\$0.00			
						PRIMARY FACILITY: SQ FT COST	nign	\$114.90		\$114.90	\$ 121.26
11											
12	Supporting Facility		Х			Create designated guest unloading area in proximity to new elevators; provide accessible parking; improve delivery access;	low	\$11.49	\$3.27	\$11.49	\$12.13
						enhance lighting in parking areas; seal and patch parking area; upgrade stormwater system; new landscaping required to help					
						control stormwater flow					
					1	Subtotal Sq Ft Cost	40.000		\$38.26	\$126.39	\$ 133.39
					2	Renovation Premium	10.00%		\$ 3.83		
1					3	Local Area Factor	-15.00%		\$ (5.74)		
	Note: If Renovation (4	Spirit @ .5%	0.50%		\$ 0.19		
	of Replacement Cost				5	Force Protection @ 3% average, 9% confined sites	3.00%		\$ 1.15		
4	determine if the New	Build Soli	ution should	be selecte	-	Square foot cost			\$ 37.69	\$ 111.86	\$ 118.05
					7	a. Project Area: Public Areas		a.			
					8	b. Project Area: Guest Rooms		b.			
					9	c. Project Area: Back-of-House Area		C.			
					10	d. Project Area: Unassigned/Misc.		d.			
					11	Total O.A. Project Area			30,878	30,878	30,878
					12	ECC: RENOVATION			\$ 1,163,639		
					13	ECC: NEW BUILD				\$ 3,453,863	
					14	ECC: USACE NEW BUILD					\$ 3,645,043
					15	Contingency CONUS (5% new 10% renovation x ECC)			\$ 116,364	\$ 172,693	\$ 182,252
					16	Subtotal (line 15 + ECC)			\$ 1,280,003	\$ 3,626,556	\$ 3,827,295
					17	SIOH: (6% new 8% Renovation x line 16)			\$ 102,400		\$ 229,638
					18	Total Request - Project Amount (PA) (line 16 + line 17)			\$ 1,382,404		
					19	Design @ 10%			\$ 138,240		
					20	Installed Equipment @ \$5,000 per room			\$ 435,000	\$ 435,000	
					21	Total Project Cost (line 18 + 19 + 20)			\$ 1.955.644	\$ 4,663,565	
									1,555,044	7,000,000	7,001,020

	BUILDING USE F	RECOM	MENDAT	ION: RE	NOVAT	ION						\neg
	Magruder Transi											\neg
	- J					I						_
	Proposed Work Desc	cription	Site, Parki	ng, Amenit	ies	Guest unloading area; lighting upgrade; stormwater system upgrade						
	O.A. Square footage	30878	Structure/E	exterior end	closure							
	Single	0	Interior			Remove 2nd bed; install kitchenette; replace finishes						
		87	Elevator									
	Suites	0	Mechanica	ıl/Plumbing	1	Replace forced air system with individual, thermostatically controlled units						
			Electrical Other			Enhance lighting in vending areas.						
	Existing Building Des	cription	Other									-
	Existing Building Bes	Chption	1	Recon. in								
	O.A. Square footage	30878	Built	1994	No levels	s 3			Environmental	Asbestos removal		
		87	Site, Parki	ng, Amenit	ies:	Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.						
			Structure/E	Exterior end	closure	Cast-in-place concrete framing, brick veneer, standing seam metal roof.						
		87	Interior			2 bed units, baths with shower or bath			Historical	N/A		
	Extended		Elevator			None (but existing project underway).						
	Suites		Mechanica	il/Plumbing	1	Forced air heating and cooling with VAV unit in each room (centrally controlled). 990 Amp, 120/208 Volt			Other:	N/A		
	Offices BUILDING and SYS	TEM AN	Electrical			990 AITI), 120/200 VOII			Cost Analysis			_
Nic	System	I EIVI AIV		ting		Work item needed to meet standard	Cost Impact	Typical Unit		mparison		
INC	System	Failed	Average	Good	New	Work liell needed to meet standard	Cost Impact	Cost (\$/sf)	Renovation	New Build	New Build	
1	Foundation	i diled	Avelage	X	NOW			\$2.64		Non Bana	USACE	
2				X				\$1.49	\$0.00		00/102	
3	Superstructures			X				\$15.17	\$0.00			
	Exterior Closure		Х			Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	low	\$11.38	\$0.02			
5	Roofing		Х			Repair/reseal loose valley flashing	low	\$1.95	\$0.15			
6	Interior Construction			Х		Reconfigure check-in area as guest room; remove 2nd bed, remove closet, install microfridge; replace finishes; partial	moderate	\$39.41	\$10.62			
						laundry equipment replacement						
	Conveying Systems							\$3.56				
8	Mechanical		Х			Replace sump drains; partial heating water system replacement; replace forced air system with individual, thermostatically	high	\$30.10	\$22.75			
						controlled units; upgrade domestic water supply piping						
	Electrical			Х		Enhance lighting in vending areas	low	\$9.19				
11	General Conditions					Haz mat removal PRIMARY FACILITY: SQ FT COST	high	\$0.00 \$114.90		\$114.90	\$ 121.	. 26 =1:
			Х				low	\$114.90 \$11.49	\$35.18 9 \$3.27	\$114.90 \$11.49	\$ 121.	_
12	Supporting Facility		^			Create designated guest unloading area in proximity to new elevators; provide accessible parking; improve delivery access; enhance lighting in parking areas; seal and patch parking area; upgrade stormwater system; new landscaping	iow	\$11.48	\$3.27	\$11.48	\$12	2.13
						required to help control stormwater flow						
					1	Subtotal Sq Ft Cost			\$38.45	\$126.39	\$ 133.	.39
					2	Renovation Premium	10.00%	,	\$ 3.85	,	•	
1					3	Local Area Factor	-15.00%	5	\$ (5.77)	\$ (18.96)	\$ (20.	.01)
2	Note: If Renovation (Cost is ap	proximate 5	50%	4	Spirit @ .5%	0.50%	5	\$ 0.19	\$ 0.63	\$ 0.	.67
3	of Replacement Cost	t, submit t	o CFSC-AL	to	5	Force Protection @ 3% average, 9% confined sites	3.00%	,	\$ 1.15	\$ 3.79	\$ 4.	.00
4	determine if the New	Build Sol	ution should	be selecte		Square foot cost			\$ 37.88	\$ 111.86	\$ 118.	.05
					7	a. Project Area: Public Areas		a.				
					8	b. Project Area: Guest Rooms		b.				
					9	c. Project Area: Back-of-House Area d. Project Area: Unassigned/Misc.		C.				
					10 11	Total O.A. Project Area		d.	30,878	30,878	30.8	270
					12	ECC: RENOVATION					30,0	5/6
					13	ECC: NEW BUILD			\$ 1,169,549	\$ 3,453,863		
					14	ECC: USACE NEW BUILD				- 5,.55,000	\$ 3.645.0	043
					15	Contingency CONUS (5% new 10% renovation x ECC)			\$ 116,955	\$ 172,693	,,.	
					16	Subtotal (line 15 + ECC)			\$ 1,286,504			
					17	SIOH: (6% new 8% Renovation x line 16)			\$ 102,920	\$ 217,593	\$ 229,6	
					18	Total Request - Project Amount (PA) (line 16 + line 17)			\$ 1,389,425			
					19	Design @ 10%			\$ 138,942			
					20	Installed Equipment @ \$5,000 per room			\$ 435,000	\$ 435,000	\$ 435,0	000
					21	Total Project Cost (line 18 + 19 + 20)			\$ 1,963,367			

	BUILDING USE F	RECOM	MENDAT	ION: RE	NOVAT	ION						
,	Magruder Transi					<u> </u>						_
	Proposed Work Desc			ng, Ameniti		Guest unloading area; lighting upgrade; stormwater system upgrade						
	O.A. Square footage Single	30878	Structure/E Interior	Exterior enc	losure	Remove 2nd bed; install kitchenette; replace finishes						
	Extended	86	Elevator			Remove 2nd bed, install kitchenette, replace linishes						
	Suites	0		l/Plumbing	J	Replace forced air system with individual, thermostatically controlled units						
	I		Electrical			Enhance lighting in vending areas.						
		L	Other									
	Existing Building Des	cription	-	Recon. in								
	O.A. Square footage	30878	Built		No leve	is 3			Environmental	Asbestos removal		
	Total rooms	87		ng, Ameniti		Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.						
	I			Exterior enc	closure	Cast-in-place concrete framing, brick veneer, standing seam metal roof.						
	Single	87	Interior			2 bed units, baths with shower or bath			Historical	N/A		
	Extended Suites		Elevator Mechanica	al/Plumbing		None (but existing project underway). Forced air heating and cooling with VAV unit in each room (centrally controlled).			Other:	N/A		
	Offices		Electrical	i/i lambing		990 Amp, 120/208 Volt			Other.	1477		
	BUILDING and SYS	TEM AN							Cost Analysis			
No	System			ting		Work item needed to meet standard	Cost Impact	Typical Unit	Cost Com			
		Failed	Average	Good	New			Cost (\$/sf)	Renovation	New Build	New Build	
	Foundation			X				\$2.64	\$0.00		USACE	
2	Substructures			X				\$1.49 \$15.17	\$0.00			
3	Superstructures Exterior Closure		Х	Х		Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	leur	\$15.1 <i>7</i> \$11.38	\$0.00 \$0.02			
5	Roofing		X		_	Repair/reseal loose valley flashing	low	\$1.95	\$0.02			
6	Interior Construction			Х		Remove 2nd bed, remove closet, install microfridge; replace finishes; partial laundry equip, replacement	moderate	\$39.41	\$10.43			
ŭ	michier Condudation			~		remote 2.10 bee, remote sizes, mean missenege, reprize mission, partial reality equip. reprize mean	modorato	φου	\$10.10			
7	Conveying Systems							\$3.56	\$0.00			
8	Mechanical		Х			Replace sump drains; partial heating water system replacement; replace forced air system with individual, thermostatically	high	\$30.10	\$22.75			
						controlled units; upgrade domestic water supply piping						
	Electrical			Х		Enhance lighting in vending areas	low	\$9.19	\$0.02			
10	General Conditions					Haz mat removal PRIMARY FACILITY: SQ FT COST	high	\$0.00 \$114.90	\$1.62 \$34.99	\$114.90	\$ 121.2	26 =12
	Supporting Facility		Х			Create designated guest unloading area in proximity to new elevators; provide accessible parking; improve delivery access;	low	\$114.90	\$3.27	\$114.90	\$ 121.2	
12	Supporting Facility		^			enhance lighting in parking areas; seal and patch parking area; upgrade stormwater system; new landscaping required to help	iow	ψ11.43	Ψ3.27	ψ11.45	Ψ12.	. 13
						control stormwater flow						
					1	Subtotal Sa Et Cost			\$20.26	\$126.20	\$ 122.2	20
					1 2	Subtotal Sq Ft Cost Renovation Premium	10.00%		\$38.26 \$ 3.83	\$126.39	\$ 133.3	39
1					1 2 3	Renovation Premium	10.00% -15.00%		\$ 3.83			
1 2	Note: If Renovation (Cost is ap	proximate 5	0%	1 2 3 4		10.00% -15.00% 0.50%			\$ (18.96)	\$ (20.0	01)
	Note: If Renovation (3	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites	-15.00%		\$ 3.83 \$ (5.74)	\$ (18.96) \$ 0.63	\$ (20.0 \$ 0.6	01) 67
3		t, submit t	o CFSC-AL	to	3 4 5 6	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost	-15.00% 0.50%		\$ 3.83 \$ (5.74) \$ 0.19	\$ (18.96) \$ 0.63 \$ 3.79	\$ (20.0 \$ 0.6 \$ 4.0	01) 67 00
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas	-15.00% 0.50%		\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15	\$ (18.96) \$ 0.63 \$ 3.79	\$ (20.0 \$ 0.6 \$ 4.0	01) 67 00
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms	-15.00% 0.50%	a. b.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15	\$ (18.96) \$ 0.63 \$ 3.79	\$ (20.0 \$ 0.6 \$ 4.0	01) 67 00
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Back-of-House Area	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15	\$ (18.96) \$ 0.63 \$ 3.79	\$ (20.0 \$ 0.6 \$ 4.0	01) 67 00
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Back-of-House Area d. Project Area: Back-of-House Area	-15.00% 0.50%	a. b.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69	\$ (18.96) \$ 0.63 \$ 3.79 \$ 111.86	\$ (20.0 \$ 0.6 \$ 4.0 \$ 118.0	01) 67 00 05
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Back-of-House Area	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69	\$ (18.96) \$ 0.63 \$ 3.79	\$ (20.0 \$ 0.6 \$ 4.0	01) 67 00 05
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9 10	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Back-of-House Area d. Project Area: Back-of-House Area d. Project Area: Unassigned/Misc. Total O.A. Project Area ECC: RENOVATION ECC: REW BUILD	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69	\$ (18.96) \$ 0.63 \$ 3.79 \$ 111.86	\$ (20.0 \$ 0.6 \$ 4.0 \$ 118.0	01) 67 00 05 78
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9 10 11 12 13	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Back-of-House Area d. Project Area: Back-of-House Area d. Project Area: Guest Rooms c. Project Area ECC: RENOVATION ECC: NEW BUILD ECC: USACE NEW BUILD	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69 30,878 \$ 1,163,639	\$ (18.96) \$ 0.63 \$ 3.79 \$ 111.86 30.878 \$ 3,453,863	\$ (20.0 \$ 0.6 \$ 4.0 \$ 118.0	01) 67 00 05 78
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9 10 11 12 13 14	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Guest Rooms d. Project Area: Unassigned/Misc. Total O.A. Project Area ECC: RENOVATION ECC: USACE NEW BUILD ECC: USACE NEW BUILD Contingency CONUS (5% new 10% renovation x ECC)	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69 \$ 1,163,639 \$ 116,364	\$ (18.96) \$ 0.63 \$ 3.79 \$ 111.86 30,878 \$ 3,453,863 \$ 172,693	\$ (20.0 \$ 0.6 \$ 4.0 \$ 118.0 \$ 30,87 \$ 3,645,04 \$ 182,25	01) 67 00 05 78
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9 10 11 12 13 14 15	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Back-of-House Area d. Project Area: Back-of-House Area d. Project Area: Unassigned/Misc. Total O.A. Project Area ECC: RENOVATION ECC: RENO BUILD ECC: USACE NEW BUILD Contingency CONUS (5% new 10% renovation x ECC) Subtotal (line 15 + ECC)	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69 30,878 \$ 1,163,639 \$ 116,364 \$ 1,280,003	\$ (18.96) \$ 0.63 \$ 3.79 \$ 111.86 \$ 30,878 \$ 3,453,863 \$ 172,693 \$ 3,626,556	\$ (20.0 \$ 0.6 \$ 4.0 \$ 118.0 30,87 \$ 3,645,04 \$ 182,25 \$ 3,827,29	01) 67 00 05 78 43 52 95
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9 10 11 12 13 14 15 16	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Back-of-House Area d. Project Area: Back-of-House Area d. Project Area: Guest Rooms c. Project Area: Guest Rooms d. Project Area: Guest Rooms Cotal O.A. Project Area ECC: RENOVATION ECC: NEW BUILD ECC: USACE NEW BUILD Contingency CONUS (5% new 10% renovation x ECC) Subtotal (line 15 + ECC) SlOH: (6% new 8% Renovation x line 16)	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69 \$ 1,163,639 \$ 116,364 \$ 1,280,003 \$ 102,400	\$ (18.96) \$ 0.63 \$ 3.79 \$ 111.86 30.878 \$ 3,453,863 \$ 172,693 \$ 3,626,556 \$ 217,593	\$ (20.0 \$ 0.6 \$ 4.0 \$ 118.0 \$ 30,87 \$ 3,645,04 \$ 182,25 \$ 3,827,29 \$ 229,63	01) 67 00 05 78 43 52 95 38
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Gack-of-House Area d. Project Area: Unassigned/Misc. Total O.A. Project Area ECC: RENOVATION ECC: NEW BUILD ECC: USAGE NEW BUILD Contingency CONUS (5% new 10% renovation x ECC) Subtotal (line 15 + ECC) SUBOLa (6% new 8% Renovation x line 16) Total Request - Project Amount (PA) (line 16 + line 17)	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69 \$ 1,163,639 \$ 116,364 \$ 1,280,003 \$ 102,400 \$ 1,382,404	\$ (18.96) \$ 0.63 \$ 3.79 \$ 111.86 30,878 \$ 3,453,863 \$ 172,693 \$ 3,626,556 \$ 217,593 \$ 3,844,150	\$ (20.0 \$ 0.6 \$ 4.0 \$ 118.0 \$ 30,87 \$ 3,645,04 \$ 182,25 \$ 3,827,29 \$ 229,63 \$ 4,056,93	78 43 52 95 98 98
3	of Replacement Cost	t, submit t	o CFSC-AL	to	3 4 5 6 7 8 9 10 11 12 13 14 15 16	Renovation Premium Local Area Factor Spirit @ .5% Force Protection @ 3% average, 9% confined sites Square foot cost a. Project Area: Public Areas b. Project Area: Guest Rooms c. Project Area: Back-of-House Area d. Project Area: Back-of-House Area d. Project Area: Guest Rooms c. Project Area: Guest Rooms d. Project Area: Guest Rooms Cotal O.A. Project Area ECC: RENOVATION ECC: NEW BUILD ECC: USACE NEW BUILD Contingency CONUS (5% new 10% renovation x ECC) Subtotal (line 15 + ECC) SlOH: (6% new 8% Renovation x line 16)	-15.00% 0.50%	a. b. c.	\$ 3.83 \$ (5.74) \$ 0.19 \$ 1.15 \$ 37.69 \$ 1,163,639 \$ 116,364 \$ 1,280,003 \$ 102,400	\$ (18.96) \$ 0.63 \$ 3.79 \$ 111.86 30,878 \$ 3,453,863 \$ 172,693 \$ 3,626,556 \$ 217,593 \$ 3,844,150	\$ (20.0 \$ 0.6 \$ 4.0 \$ 118.0 30,87 \$ 3,645,04 \$ 182,25 \$ 3,827,29 \$ 229,63 \$ 4,056,93 \$ 405,69 \$ 405,69	01) 67 00 05 78 43 43 95 38 33 93

	BUILDING USE F	RECOM	MENDATION	ON: REN	OVATIO	V						1
	Magruder Transi	ent 321!	5									
	Proposed Work Desc		Site, Parkir	na Ameniti	ies	Guest unloading area; lighting upgrade; stormwater system upgrade						
	O.A. Square footage		Structure/E			Suest unloading area, lighting upgrade, stornwater system upgrade						
	Single	0	Interior	- Aleiloi eile	Josuie	Remove 2nd bed; install kitchenette; replace finishes						
	Extended	87	Elevator			Tremove 2nd bed, matair kitchenette, replace illianes						
	Suites	0	Mechanica	l/Plumbina	ı	Replace forced air system with individual, thermostatically controlled units						
			Electrical			Enhance lighting in vending areas.						
			Other									
	Existing Building Des	cription										
			1	Recon. in								
	O.A. Square footage		Built	1994	No levels				Environmental	Asbestos removal		
	Total rooms	87	Site, Parkir			Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.						
			Structure/E	xterior end	closure	Cast-in-place concrete framing, brick veneer, standing seam metal roof.						
	Single	87	Interior			2 bed units, baths with shower or bath			Historical	N/A		
	Extended Suites		Elevator Mechanica	L/DL b i.e. e.		None (but existing project underway). Forced air heating and cooling with VAV unit in each room (centrally controlled).			Other:	N/A		
	Offices		Electrical	ii/Piumbing		990 Amp, 120/208 Volt			Other.	IN/A		
	BUILDING and SYS	ΓΕΜ ΔΝΔ							Cost Analysis			
No	System	1 7.747		itina		Work item needed to meet standard	Cost Impact	Typical Unit		nparison		
	, , , , , , , , , , , , , , , , , , , ,	Failed	Average	Good	New			Cost (\$/sf)	Renovation	New Build	New Build	
1	Foundation			X				\$2.64			USACE	
2				X				\$1.49				
3				X				\$15.17				
4			Х			Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	low	\$11.38	\$0.02		1	
5			Х		low	Repair/reseal loose valley flashing	low	\$1.95	\$0.15		1	
6				Х	moderate	Remove 2nd bed, remove closet, install microfridge; replace finishes; partial laundry equipment	moderate	\$39.41	\$10.43			
						replacement		·				
7	Conveying Systems					None at present, but existing project underway.		\$3.56	\$0.00			
8	Mechanical		Χ		high	Replace sump drains; partial heating water system replacement; replace forced air system with individual,	high	\$30.10	\$22.75			
						thermostatically controlled units; upgrade domestic water supply piping						
9				X	low	Enhance lighting in vending areas	low	\$9.19				
	General Conditions				high	Haz mat removal	high	\$0.00				
11						PRIMARY FACILITY: SQ FT COST		\$114.90		\$114.90	\$	121.26
12	Supporting Facility		X		low	Create designated guest unloading area in proximity to new elevators; provide accessible parking; improve	low	\$11.49	\$3.27	\$11.49		\$12.13
						delivery access; enhance lighting in parking areas; seal and patch parking area; upgrade stormwater						
						system; new landscaping required to help control stormwater flow						
					1	Subtotal Sq Ft Cost	40.000/		\$38.26 \$ 3.83	\$126.39	\$	133.39
-1					2 3	Renovation Premium Local Area Factor	10.00% -15.00%		\$ 3.83 \$ (5.74)	\$ (18.96)	¢.	(20.01)
2	Note: If Renovation (Cost is one	arovimata EC	10/	4	Spirit @ .5%	0.50%		\$ (5.74)			0.67
	of Replacement Cost				5	Force Protection @ 3% average, 9% confined sites	3.00%		\$ 0.19			4.00
4	determine if the New					Square foot cost	3.00%		\$ 37.69			118.05
7	determine in the 14cW	Dalla Colo	illori siloulu	DC GCICOLO	7	a. Project Area: Public Areas		а	07.00	Ψ 111.00	Ψ	110.00
					8	b. Project Area: Guest Rooms		b.				
					9	c. Project Area: Back-of-House Area		C.				
					10	d. Project Area: Unassigned/Misc.		d.				
					11	Total O.A. Project Area			30,878	30,878		30,878
					12	ECC: RENOVATION			\$ 1,163,639			
					13	ECC: NEW BUILD				\$ 3,453,863		
					14	ECC: USACE NEW BUILD					\$ 3,6	45,043
					15	Contingency CONUS (5% new 10% renovation x ECC)			\$ 116,364			82,252
					16	Subtotal (line 15 + ECC)			\$ 1,280,003			27,295
					17	SIOH: (6% new 8% Renovation x line 16)			\$ 102,400			29,638
					18	Total Request - Project Amount (PA) (line 16 + line 17)			\$ 1,382,404			56,933
					19	Design @ 10%			\$ 138,240			05,693
					20	Installed Equipment @ \$5,000 per room			\$ 435,000	\$ 435,000		35,000 97,626
					21	Total Project Cost (line 18 + 19 + 20)			\$ 1,955,644	\$ 4,663,565	\$ 4.8	

	BUILDING USE F	RECOMI	ΜΕΝΠΔΤΙ	ON: REN	ΟΥΔΤΙΟ	N					
	Palmetto Hall, B			OIV. IVEIV	OVAIIO						
	Proposed Work Desc		Site, Parkin	na Amenitie	ne .	Move parking lot and landscaping (assume parking can be located immed	diately adiacent	to existing lots			
	O.A. Square footage		Structure/E			Replace flat roof.	ulately aujacelit	to existing lots.			
	Single	0	Interior	.xterior erici	osuie	Add luggage storage and some support areas, accessibility issues.					
	Extended	70	Elevator			Install elevator					
	Suites	0	Mechanical	I/Plumbina		Partially replace laundry equipment, replace package cooler system, repl	ace fan coil unit	S			
			Electrical								
			Other								
	Existing Building Des	cription									
	O.A. Square footage	13330	Built	1984	No levels	2		Environmental	Asbestos removal		
	Total rooms	70	Site, Parkin	ng, Amenitie	es:	Parking lots, children's playground, multi-purpose room and guest laundry	y.				
			Structure/E	xterior encl	osure	Concrete slab, precast concrete framing, brick facing.					
	Single	0	Interior			Lobby, offices, guestrooms, support areas.		Historical	N/A		
	Extended	66	Elevator			None					
	Suites	4	Mechanical	I/Plumbing		Two-pipe fan-coil system (on-site chiller, central hot water)		Other:	N/A		
	Offices	1	Electrical			1000 amp 120/208 volt service			Cost Analysis		
NI-	BUILDING and SYS	IEW ANA		41		Manta the second of the second	Cook loop as	Tominal Unit	Cost Analysis Cost Cost	mariaan	
INO	System	Failed		ting Good	New	Work item needed to meet standard	Cost Impact	Typical Unit Cost (\$/sf)	Renovation	mparison New Build	New Build
1	Foundation	railed	Average		ivew			Cost (\$/st) \$2.70		INEW DUILD	USACE
1	Foundation Substructures			X				\$2.70 \$1.53	\$0.00 \$0.00		USACE
3	Substructures Superstructures			X				\$1.53 \$15.52	\$0.00		
4	Exterior Closure		Х	Α		Repair stucco at gable ends, replace windows	low	\$15.52 \$11.64	\$4.88		
5			X			Replace flat roof	low	\$2.00	\$0.65		
6	Roofing Interior Construction		X			Replace finishes; no luggage storage; program support kitchen; repair	low	\$40.34	\$15.61		
0	intenor Construction		^			spalled concrete below guest laundry, install vibration isolation mounts;	IOW	Ф40.34	\$15.01		
						vent laundry to exterior; room accessibility issues; public bathroom					
						accessibility issues					
7	Conveying Systems	Х				Install elevator	high	\$3.65	\$3.75		
8	Mechanical		Х			Partially replace laundry equipment, ice machines; replace package	low	\$30.81	\$6.45		
Ŭ	ino on annoan		^			cooling system; install visual indicators on fire alarms; replace fan coil		φοσιοι	\$0.10		
						units					
9	Electrical			Χ				\$9.41	\$0.00		
10	General Conditions		X			Hazmat removal	high	\$0.00	\$3.75		
11						PRIMARY FACILITY: SQ FT COST		\$117.60	\$35.09	\$117.60	\$ 130.42
12	Supporting Facility		Χ			Remove and replace landscaping; move parking away from building	moderate	\$11.76	\$5.07	\$11.76	\$13.04
						(assuming can be located immediately adjacent to existing lots)					
					1	Subtotal Sq Ft Cost			\$40.15	\$129.36	\$ 143.46
					2	Renovation Premium	10.00%		\$ 4.02		
1					3	Local Area Factor	-15.00%		\$ (6.02)		
	Note: If Renovation (4	Spirit @ .5%	0.50%		\$ 0.20		
3	of Replacement Cost				5	Force Protection @ 3% average, 9% confined sites	3.00%		\$ 1.20		
4	determine if the New	Build Solu	tion should I	be selected	6	Square foot cost			\$ 39.55	\$ 114.48	\$ 126.96
					7	a. Project Area: Public Areas		a.			
						b. Project Area: Guest Rooms		b.			
					9	c. Project Area: Back-of-House Area d. Project Area: Unassigned/Misc.		C.			
					10 11	d. Project Area: Onassigned/Misc. Total O.A. Project Area		d.	40.000	13.330	13.330
						ECC: RENOVATION			13,330	13,330	13,330
					12 13	ECC: RENOVATION			\$ 527,226	¢ 4 506 000	
						ECC: NEW BUILD				\$ 1,526,066	\$ 1,692,415
					15	Contingency CONUS (5% new 10% renovation x ECC)			\$ 52,723	\$ 76,303	\$ 84,621
					15 16	Subtotal (line 15 + ECC)			\$ 52,723 \$ 579,949		\$ 84,621 \$ 1,777,036
					17	SIOH: (6% new 8% Renovation x line 16)			\$ 46,396		\$ 1,777,036
									\$ 626,345		
					I 18						
					18 19	Total Request - Project Amount (PA) (line 16 + line 17) Design @ 10%					
					18 19 20	Total Request - Project Amount (PA) (line 16 + line 17) Design @ 10% Installed Equipment @ \$5,000 per room			\$ 62,634 \$ 350,000	\$ 169,851	\$ 188,366

size factor 0.89
Factor from chart 1.011

	DI III DIN 0 1107 7		AEND A T	ON DENO	/A TIOS:						
	BUILDING USE R			ON: RENO	VATION						
	Kennedy Hall, Bu										
	Proposed Work Descr			ng, Amenities		Move landscaping, light parking lot, pave walkways, add parking					
	O.A. Square footage	82110		xterior enclos	ure	Replace windows, repair stair enclosures					
	Single	0	Interior			Add support kitchen and luggage storage, renovate guestrooms and bathrooms					
	Extended	151	Elevator	I/Di		Replace finishes					
	Suites	U Han Dan	Mechanica	i/Plumbing		Replace PTAC units, cool common areas					
		Use Rec	Electrical Other			Replace alarm panel					
С	Existing Building Desc	cription		1971	No levels	6	Environmental	NI/A			
-	O.A. Square footage			ng, Amenities:	INO IEVEIS	On-site parking, fitness center, breakfast room	Liviloninental	IN/A			
	Total rooms	151		exterior enclos	urα	Structural steel, reinforced concrete slab					
	Total Tooms	131	Interior	Aterior ericios	uic	Lobby, offices, guestrooms	Historical	N/A			
	Single	0	Elevator			Two	riiotorioai	1471			
	Extended	131	Mechanica	I/Plumbina		Common areas: hot water fan coil units, no cooling; Guestrooms: PTAC units					
	Suites	20	Electrical			1,600 amp, 120/208V service					
	Offices	1	Other:			N/A					
D	BUILDING and SYST	EM ANA	LYSIS						Cost Analysis		
No	System		R	ating		Work item needed to meet standard	Cost Impact	Typical Unit	Cost Cor	nparison	
	•	Failed	Average	Good	New			Cost (\$/sf)	Renovation	New Build	New Build USACE
1	Foundation			Х				\$1.85	\$0.00		
2	Substructures			X				\$0.72	\$0.00		
	Superstructures			Х				\$15.25	\$0.00		
	Exterior Closure		Х			Replace windows; replace concrete exterior stair panels with coated metal product; replace vinyl	low	\$10.51	\$2.75		
						soffits at stairway landings.		,			
5	Roofing			Х		, <u> </u>		\$0.93	\$0.00		
6	Interior Construction		Х			Convert fitness area to meeting room; convert bar/lounge to luggage storage and support kitchen;	high	\$25.87	\$27.18		
						replace wall and floor finishes in common areas; lacks support areas (not included in renovation	3	* * * *	, ,		
						cost); bathrooms are undersized, need expansion/upgrade, no existing shelving, vanities; upgrade					
						public restroom to comply with ADA; corridors are 74"(short), doors are not recessed but still					
						works; rooms are undersized (renovation would require complete interior gut, cost therefore not					
						included in renovation cost); kitchenette in most rooms consist of shared space with microfridge					
						replace with in room units, convert extra space to bathroom space.					
7	Conveying Systems			X		Replace floor finish and wall panels.	low	\$5.26	\$0.02		
8	Mechanical		Х			Automatic left leverer was inoperable; HVAC required for lobby, corridors and other common	low	\$31.43	\$11.30		
						areas; replace PTAC units; investigate and repair leakage around PTAC units, domestic water line					
						replacement.					
9	Electrical			X		Replace alarm panel with addressable unit.	low	\$11.23	\$0.24		
10	General Conditions							\$0.00	\$0.00		
11						PRIMARY FACILITY: SQ FT COST		\$103.05	\$41.49	\$103.05	\$ 118.68
12	Supporting Facility		Х			Existing plantings and trees need to be removed to meet force protection; loading dock area	low	\$10.31	\$4.15	\$10.31	\$11.8
						should be governed by CCTV and cordoned off for limited use; parking lot not adequately lighted;					
						number of spaces inadequate; walkways not lighted; exterior stair towers to ground with no paved					
						path to parking; stormwater discharge piping blocked and undersized, discharge outfall partially					
						destroyed, stormwater energy dissipater needed downstream from the outfall					
E					1	Subtotal Sq Ft Cost			\$45.64	\$113.36	\$ 130.55
					2	Renovation Premium	10.00%		\$ 4.56		Φ
1	Natar If Danis and	Name !		207	3	Local Area Factor	-15.00%		\$ (6.85)		
	Note: If Renovation C				4	Spirit @ .5%	0.50%		\$ 0.23		
	of Replacement Cost,				5	Force Protection @ 3% average, 9% confined sites	3.00%		\$ 1.37		
4	determine if the New I	Build Solu	tion should	pe selected.	6	Square foot cost			\$ 44.95	\$ 100.32	\$ 115.53
					7	a. Project Area: Public Areas		a.			
					8	b. Project Area: Guest Rooms		b.			
					9	c. Project Area: Back-of-House Area		C.			
					10	d. Project Area: Unassigned/Misc.		d.			
					11	Total O.A. Project Area			82,110	82,110	82,110
						ECC: RENOVATION			\$ 3,691,207		
						ECC: NEW BUILD				\$ 8,237,207	
						ECC: USACE NEW BUILD					\$ 9,486,57
					_	Contingency CONUS (5% new 10% renovation x ECC)				* ****	\$ 474,32
									\$ 4,060,328		0.000.000
						Subtotal (line 15 + ECC)				\$ 8,649,068	
					17	SIOH: (6% new 8% Renovation x line 16)			\$ 324,826	\$ 518,944	\$ 597,654
					17 18	SIOH: (6% new 8% Renovation x line 16) Total Request - Project Amount (PA) (line 16 + line 17)			\$ 324,826 \$ 4,385,154	\$ 518,944 \$ 9,168,012	\$ 597,654 \$ 10,558,560
					17 18 19	SIOH: (6% new 8% Renovation x line 16) Total Request - Project Amount (PA) (line 16 + line 17) Design @ 10%			\$ 324,826 \$ 4,385,154 \$ 438,515	\$ 518,944 \$ 9,168,012 \$ 916,801	\$ 597,654 \$ 10,558,560 \$ 1,055,856
					17 18 19 20	SIOH: (6% new 8% Renovation x line 16) Total Request - Project Amount (PA) (line 16 + line 17)			\$ 324,826 \$ 4,385,154 \$ 438,515 \$ 755,000	\$ 518,944 \$ 9,168,012	\$ 597,654 \$ 10,558,560 \$ 1,055,856 \$ 755,000

BUILDING USE RECOMMENDATIONS - COMPARISON OF OPTIONS

Α	BUILDING	RENOVATIO	и со	ST	Renov. % of	Diagram	Diagram	Diagram	Other Uses	
		PER S.F.		TOTAL	Replace	Overall SF	Guestroom SF	Support SF	SF	Comments
В	2785-Kennedy - Renovation	\$ 44.95	\$	5,578,669	45%					
	2785-Kennedy - Replacement	\$ 115.53	\$	12,369,416						
	6000-Palmetto - Renovation	\$ 39.55	\$	1,038,979	43%					
	6000-Palmetto - Replacement	\$ 126.96	\$	2,422,024						
	3215-Magruder - Renovation	\$ 37.69	\$	1,955,644	40%					
	3215-Magruder - Replacement	\$ 118.05	\$	4,897,626						
	3235-Magruder - Renovation	\$ 37.69	\$	1,950,644	40%					
	3235-Magruder - Replacement	\$ 118.05	\$	4,892,626						
	3265-Magruder - Renovation	\$ 37.88	\$	1,963,367	40%					
	3265-Magruder - Replacement	\$ 118.05	\$	4,897,626						
	3275-Magruder - Renovation	\$ 37.69	\$	1,955,644	40%					
	3275-Magruder - Replacement	\$ 118.05	\$	4,897,626						
	3276-Magruder - Renovation	\$ 37.69	\$	1,955,644	40%					
	3276-Magruder - Replacement	\$ 118.05	\$	4,897,626						
	Dozier Hall - 10300 - Renovation	\$ 2.47	\$	873,080	10%					
	Dozier Hall - 10300 - Replacement	\$ 115.53	\$	9,144,337						
С	Total all renovations		\$	17,271,672						Renovate all buildings except Anderson
	New building - 209 Units		\$	17,305,336		114,990	77,616	37,374	-	New Build 208 units

SUMMARY: BUILDING USE RECOMMENDATION NEW LIGHT REHAB GOOD Α **FORT JACKSON** MINOR REHAB AVERAGE MAJOR SYS **FAILED** COMPLETE BUILDING REHAB NEEDED С **BUILDING USE RECOMMENDATION EXISTING ROOM TYPES** COMMENTS NO Facility Total **USE RECOMM** BUILDING Existing CONDITION SINGLE **EXTENDED** SUITES RATING 151 RENOVATE AVERAGE 1 Kennedy 0 131 20 0 66 RENOVATE GOOD 2 Palmetto 70 4 87 0 RENOVATE **AVERAGE** Magruder 3215 87 0 3

0

0

0

0

0

0

6

2

32

RENOVATE

RENOVATE

RENOVATE

RENOVATE

BUILD NEW

RENOVATE

RENOVATE

RENOVATE

AVERAGE

AVERAGE

AVERAGE

AVERAGE

FAILED

NEW

GOOD

GOOD

Major issues w/exterior walls, roof, HVAC and

electric. Use recommendation not included

Assumes abandonment of Anderson and

reclassification of Kennedy extended stay to

Use recommendation not included

Use recommendation not included

Minimal upgrades

single.

E NOTES

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Magruder 3235

Magruder 3265

Magruder 3275

Magruder 3276

Anderson

Dozier

Legion Landing

Dozier House

New Build 209

Units

Total Existing

Does not include Welcome Center (out of scope).

87

87

87

87

44

136

6

844

87

87

87

87

44

0

0

479

0

0

0

0

0

136

0

0

333

						EXECU	JTIVE SUMM	ARY			
A		FORT JACKSON,	SOUTH CAF	ROLINA							
4							Required Ro	ome			
3		PVA MARKET REC	QUIREMENT	·s		Single	Single	Suites	Total		
						100	Extended 800	100	Rooms 1000		
4						100	800	100	1000		
T		ENGINEERING	ASSESSI	IENT AND	UTILIZATIO	N OF EXI	STING FA	CILITIES			
ŀ	NO	Facility	Total Existing	Renovate	New Build		pposed Roon			Total Renovation Cost	Comments
ľ						Single	Single	Suites	Total		
						_	Extended		Rooms		
ľ	1	Kennedy - 2785	151	X			151		151	\$4,658,694	
	2	Palmetto - 6000	70	X			70		70	\$1,335,815	
	3	Magruder - 3215	87	X			87		87	\$2,230,608	
ı	4	Magruder - 3235	87	X			86		86	\$2,225,608	
ı	5	Magruder - 3265	87	X			87		87	\$2,230,608	
	6	Magruder - 3275	87	X			87		87	\$2,230,608	
	7	Magruder - 3276	87	X			87		87	\$2,230,608	
	8	Dozier Hall	136	Х		400	136	400	136	\$849,280	
	9	New Build - 209 units			X	100	9	100	209	\$17,744,865	
ŀ		Total Existing	792	Total Provid	ed	100	800	100	1000	\$35,736,692	
İ										, ,	
Į		COST ESTIMATE S	SUMMARY								
I						Single	Single	Suites	Total	Total Renovation	Comments
							Extended		Rooms	Cost	
I	1			Renovate		0	791	0	791	\$17,991,826	
j	2				New Build	100	9	100	209	\$17,744,865	
	3				Total	100	800	100	1000	\$35,736,692	
Ē		NOTES									

	BUILDING USE F	RECOMI	MENDATI	ON: REN	IOVATI	ON					
	Magruder Transi	ent 327	6								
	Proposed Work Desc O.A. Square footage	cription	Site, Parkir Structure/E			Guest unloading area; lighting upgrade; stormwater system upgrade					
	Single	0	Interior Elevator	ALEITOT ETTO	iosure	Remove 2nd bed; install kitchenette; replace finishes					
		0	Mechanical Electrical	/Plumbing		Replace forced air system with individual, thermostatically controlled units Enhance lighting in vending areas.					
	Existing Building Des	cription	Other								
	O.A. Square footage	30878			No level	s 3 Shared parking area, tv room, game rooms, breakfast room (under construction), laundry facilities.			Environmental	Asbestos removal	
	Single	87	Structure/E Interior			Cast-in-place concrete framing, brick veneer, standing seam metal roof. 2 bed units, baths with shower or bath			Historical	N/A	
	Extended Suites Offices		Elevator Mechanical Electrical	/Plumbing		None (but existing project underway). Forced air heating and cooling with VAV unit in each room (centrally controlled). 990 Amp, 120/208 Volt			Other:	N/A	
	BUILDING and SYS	TEM ANA							Cost Analysis		
No	System		Rat	ing		Work item needed to meet standard	Cost Impact	Typical Unit		mparison	
		Failed	Average	Good	New			Cost (\$/sf)	Renovation	New Build	New Build
1	Foundation			X				\$2.64	\$0.00		USACE
2	Substructures			X				\$1.49	\$0.00		
3	Superstructures			Χ				\$15.17	\$0.00		
4	Exterior Closure		X			Clean and tuckpoint brick surface; replace lower level mechanical room entry doors;	low	\$11.38	\$0.02		
5	Roofing		X	٧/		Repair/reseal loose valley flashing	low	\$1.95	\$0.15		
6	Interior Construction			Х		Remove 2nd bed, remove closet, install microfridge; replace finishes; partial laundry equip. replacement	moderate	\$39.41	\$10.43		
7	Conveying Systems							\$3.56	\$0.00		
8	Mechanical		Х			Replace sump drains; partial heating water system replacement; replace forced air system with individual, thermostatically	high	\$30.10	\$22.75		
Ŭ	Wiconamodi.		~			controlled units; upgrade domestic water supply piping	g	φουο	\$22.10		
9	Electrical			Х		Enhance lighting in vending areas	low	\$9.19	\$0.02		
10	General Conditions					Haz mat removal	high	\$0.00	\$1.62		
11						PRIMARY FACILITY: SQ FT COST	J	\$114.90		\$114.90	\$ 121.26
12	Supporting Facility		Х			Create designated guest unloading area in proximity to new elevators; provide accessible parking, improve delivery access; enhance lighting in parking areas; seal and patch parking area; upgrade stormwater system; new landscaping required to help control stormwater flow	low	\$11.49	\$3.27	\$11.49	\$12.1
					1	Subtotal Sq Ft Cost			\$38.26	\$126.39	\$ 133.39
					2	Renovation Premium	10.00%		\$ 3.83		
1					3	Local Area Factor	-15.00%		\$ (5.74)		
	Note: If Renovation (4	Spirit @ .5%	0.50%		\$ 0.19		
	of Replacement Cost				5	Force Protection @ 3% average, 9% confined sites	3.00%		\$ 1.15		
4	determine if the New	Build Soli	ution should	be selecte		Square foot cost			\$ 37.69	\$ 111.86	\$ 118.05
					7	a. Project Area: Public Areas		a.			
					8	b. Project Area: Guest Rooms		b.			
					9	c. Project Area: Back-of-House Area		C.			
					10	d. Project Area: Unassigned/Misc.		d.	****		
					11	Total O.A. Project Area			30,878	30,878	30,878
					12	ECC: RENOVATION			\$ 1,163,639		
					13	ECC: NEW BUILD ECC: USACE NEW BUILD				\$ 3,453,863	
					14 15	Contingency CONUS (5% new 10% renovation x ECC)			¢ 116.004	¢ 170.000	
						Subtotal (line 15 + ECC)			\$ 116,364 \$ 1,280,003		
					16 17	SIOH: (6% new 8% Renovation x line 16)			\$ 1,280,003 \$ 102,400		
					17	Total Request - Project Amount (PA) (line 16 + line 17)			\$ 102,400 \$ 1,382,404		\$ 229,638 \$ 4.056.933
					19	Design @ 10%			\$ 1,382,404 \$ 138,240		
					20 21	Installed Equipment @ \$5,000 per room Total Project Cost (line 18 + 19 + 20)				\$ 435,000	\$ 435,000

	BUILDING USE R	PECOM	MENDAT	ION: DE	NOVATI	ON					
	Dozier Hall Build			ION. IXL	NOVAII	ON					
				A	iaa	Ilmana va ataranyatar ayatan					
	Proposed Work Descr		Site, Parki			Improve stormwater system					
	O.A. Square footage	59840		Exterior end	closure	Install gutters over entrance, repair soffits					
	Single Extended	0 136	Interior Elevator			Program support kitchen and continental breakfast area					
	Suites	130		al/Plumbing							
	Suites	U	Electrical	al/Plumbing	1						
			Other								
	Existing Building Desc	crintion	Other								
	Exioting Banaing Book	onpaon									
	O.A. Square footage	59840	Built	1997	No levels	5			Environmental	N/A	
		136	Site, Parki			Parking, exercise room, lounge, laundry					
				Exterior end		Structural steel, brick and block walls					
	Single		Interior			Single rooms with bath			Historical	N/A	
	Extended	136	Elevator			Two					
	Suites			al/Plumbing	ı	Four-pipe fan coil unit system			Other:	N/A	
	Offices		Electrical			2000 Amp, 277/480 V					
	BUILDING and SYST	TEM AN							Cost Analysis		
No	System			ating		Work item needed to meet standard	Cost Impact	Typical Unit	Cost Corr		
		Failed	Average	Good	New			Cost (\$/sf)		New Build	New Build
1	Foundation				Х			\$1.96	\$0.00		USACE
2	Substructures				Х			\$0.76	\$0.00		
3	Superstructures				Х			\$16.09	\$0.00		
4	Exterior Closure				X			\$11.09	\$0.00		
5	Roofing			Х		Install gutters/leaders over entrance areas; replace soffits	low	\$0.98	\$0.33		
6	Interior Construction				Х	Program support kitchen; program continental breakfast area	low	\$27.28	\$0.50		
7	Conveying Systems				Х			\$5.54	\$0.00		
8	Mechanical				Х			\$33.15	\$0.00		
9	Electrical				Х			\$11.85	\$0.00		
10	General Conditions				Х			\$0.00	\$0.00		
11	0 " 5 "					PRIMARY FACILITY: SQ FT COST		\$108.70			
12	Supporting Facility			Х		Improve stormwater system (site specific problem); repair settled parking areas; repair/rebuild railroad tie retaining walls	low	\$10.87	\$1.67	\$10.87	\$11.8
					1	Subtotal Sq Ft Cost			\$2.51	\$119.57	\$ 130.55
					2	Renovation Premium	10.00%		\$ 0.25		
1					3	Local Area Factor	-15.00%		\$ (0.38)		
	Note: If Renovation C				4	Spirit @ .5%	0.50%		\$ 0.01		
	of Replacement Cost,				5	Force Protection @ 3% average, 9% confined sites	3.00%		\$ 0.08		
4	determine if the New I	Build Sol	ution should	d be selecte		Square foot cost			\$ 2.47	\$ 105.82	\$ 115.53
					7	a. Project Area: Public Areas		a.			
					8	b. Project Area: Guest Rooms		b.			
					9 10	c. Project Area: Back-of-House Area d. Project Area: Unassigned/Misc.		C.			
					11	Total O.A. Project Area		d.	59,840	59,840	59,840
					12	ECC: RENOVATION					59,640
					13	ECC: NEW BUILD				\$ 6,332,236	
					14	IECC: USACE NEW BUILD				ψ 0,332,230	\$ 6,913,613
					15	Contingency CONUS (5% new 10% renovation x ECC)			\$ 14,775	\$ 316,612	
					16	Subtotal (line 15 + ECC)			\$ 162,525		
					17	SIOH: (6% new 8% Renovation x line 16)			\$ 13,002		\$ 435,558
					18	Total Request - Project Amount (PA) (line 16 + line 17)			\$ 175,527		
					19 20	Design @ 10% Installed Equipment @ \$5,000 per room				\$ 704,778	

		DETAILED COST SUMMARY						
	Building Number	Magruder Transient Area:3235						
T	<u> </u>							
No	System	description	Qty Cost	Units	Ur	nit Prices		Total
1							\$	-
2							\$	-
3							\$	-
4	Exterior Closure	Clean and tuckpoint brick surface	1	LS	\$	1,000		1,000
<u> </u>		Replace lower level mechanical room entry doors	1	EA	\$	600		600
5		Repair/reseal loose flashing	1	EA	\$	4,500		4,500
6	Interior Construction	Remove 2nd bed, remove closet, install microfridge	87	LS	\$	600	\$	52,200
		Replace carpet	2,011	SY	\$	15		30,160
		Replace ceramic tile	9,048	SF	\$	8	\$	67,860
		Replace vinyl tile	1,044	SF	\$	3		2,610
		Replace acoustic ceiling tiles	27,144	SF	\$	2	\$	54,288
		Replace vinyl wall covering	77,256	SF	\$			115,884
		Partial laundry equipment replacement (set)	5	EA	\$	4,000		20,000
		Enclosure for elevator	1 87	LS EA	\$ \$	25,000		25,000 261,000
7	Conveying Cyatama	Install kitchen units	2	EA EA		3,000 50,875		101,750
8		Install two new elevators Convert shower units to tubs	2 87	EA EA	\$ \$	2,000		174,000
٥	iviecriariical	Replace sump drains (pump only)	87 2	EA EA	\$ \$	2,000 500		1,000
	+	Partial heating water system replacement	1	LS	\$ \$	7,500		7,500
		Replace forced air system with individual,	'				\$	500,000
		thermostatically controlled units	1	LS	\$	500,000	Ψ	300,000
		Upgrade domestic water supply piping	1	LS	\$	20,000	\$	20,000
9	Electrical	Enhance lighting in vending areas	1	LS	\$	750		750
10		Ü	1	LS	\$	50,000		50,000
1			•		Ψ.	00,000	\$	-
	2 Site Work						\$	52,000
		Create designated guest unloading area in	1	LS	\$	52,000	•	,
		proximity to new elevators/Improve delivery access				,		
		Provide accessible parking	6	EA	\$	150	\$	900
		Convey stormwater away from structures	1	LS	\$	20,000	\$	20,000
		Enhance lighting in parking areas	1	LS	\$	1,500		1,500
		Seal parking area	96,000	SF	\$	0	\$	9,600
		Patch parking area	4,800	SF	\$	3	\$	12,000
		New landscaping required to help control	1	LS	\$	5.000	\$	5,000
		stormwater flow	'		Ψ	5,000		
1		Subtotal					\$	1,591,102
2		Local Area Factor	-15%				\$	(238,665)
3		Spirit @ .5%	0.5%				\$	6,762
4		Force Protection @ 1 - 3% average, 9% possible	3%				\$	40,776
5		Estimated Cost of Construction (ECC)						1,399,975
6		Contingency @ 5% new 10% renovatior	10%				\$	139,997
7		Subtotal					\$	1,539,972
8		SIOH Conus @ 6% new, 8% renovatior	6.0%				\$	92,398
9		Subtotal					\$	1,632,371
10)	Design @ 10%	10%				\$	163,237
11		Total (PA)						1,795,608
12		FF&E	86	units	\$	5,000	\$	430,000
13		Total Project Cost			-	2,230	_	2,225,608
		,					Ť	,===,=00

FUNCTIONAL AREA ALLOCATION											
		FLOOR ARE	Α								
ROOM/SPACE	#	Net Area	Total Net	Comment							
		Per Room	Area								
Public Areas			1,430								
Lobby		1,000	-								
Front Desk		300	-								
Breakfast Bar	1	750	750								
Women - Lobby		220	-								
Men - Lobby		220	-								
Vending - Lobby		60	-								
Guest Vending	1	60	60								
Study Rooms	1	250	250								
Fitness Room		300	-								
Guest Laundries	1	250	250								
Gear Wash Rooms	1	120	120								
Guest Rooms			28,449								
Guest Room - Standard		300	-								
Guest Room - Ext. Stay	87	327	28,449								
Guest Room - Suites		600	, -								
Back-of-House Areas			820								
Manager's Office		180	_								
Assistant Manager Offices		120	-								
Admin. Conference Room		250	-								
Admin. Offices		375	-								
Housekeeping Office		120	-								
Dirty Linen Storage	1	100	100								
Clean Linen Storage	1	100	100								
Maintenance Area		370	-								
Receiving		150	-								
Break Room		280	-								
Staff Toilet - Men	1	120	120								
Staff Toilet - Women		120	-								
Housekeeping Rooms	5	100	500								
Central Storage Room		500	-								
Janitor Closet		85	-								
GROUNDS MAINTENANCE			-								
Grounds Maintenance		400	-								
TOTALS NET			30,699								
TOTAL GROSS			40,926								

		DETAILED COST SUMMARY							
	Building Number	Magruder Transient Area: 3215							
	Dulluling Number	Magrader Transient Area. 32 Te							
NIo	System	description	Qty	Units	-	Init Prices		Total	comments
INO	System	description	Cost	Ullis		IIII FIICES		TOtal	comments
_	C		Cost				Φ.		
2	Foundation Substructures						\$ \$	-	
3	Superstructures						\$ \$	-	
4	Exterior Closure	Clean and tuckpoint brick surface	1	LS	\$	1,000	\$	1,000	
4	Exterior Closure	Replace lower level mechanical room entry doors	1	EA	\$	600	э \$	600	
5	Roofing	Repair/reseal loose flashing	1	EA	э \$	4,500	э \$	4,500	
6		Remove 2nd bed, remove closet, install					\$	52,200	
U	intendi construction	microfridge	87	LS	\$	600	Ψ	32,200	
		Replace carpet	2,011	SY	\$	15	\$	30,160	
		Replace carpet Replace ceramic tile	9,048	SF	\$	8	\$	67,860	
		Replace vinyl tile	1,044	SF	\$	3	\$	2,610	
		Replace acoustic ceiling tiles	27,144	SF	\$	2	\$	54,288	
		Replace vinyl wall covering	77,256	SF	\$	2		115,884	
		Partial laundry equipment replacement (set)	5	EA	\$	4,000	\$	20,000	
		Enclosure for elevator	1	LS	\$	25,000		25,000	
		Install kitchen units	87	EA	\$	3,000		261,000	
7	Conveying Systems	Install two new elevators	2	EA	\$	50,875		101,750	
	Mechanical	Convert shower units to tubs	87	EA	\$	2,000		174,000	
		Replace sump drains (pump only)	2	EA	\$	500		1,000	
		Partial heating water system replacement	1	LS	\$	7,500		7,500	
		Replace forced air system with individual,			•		\$	500,000	
		thermostatically controlled units	1	LS	\$	500,000			
		Upgrade domestic water supply piping	1	LS	\$	20,000	\$	20,000	
9	Electrical	Enhance lighting in vending areas	1	LS	\$	750	\$	750	
10	General Conditions	Haz mat removal may be required at rehab	1	LS	\$	50,000	\$	50,000	
11	Special Construction	,					\$	-	
12	Site Work	Ot- dit-dtdt					\$	52,000	
		Create designated guest unloading area in	1	LS	\$	52,000			
		proximity to new elevators/Improve delivery access							
		Provide accessible parking	6	EA	\$	150	\$	900	
		Convey stormwater away from structures	1	LS	\$	20,000	\$	20,000	
		Enhance lighting in parking areas	1	LS	\$	1,500	\$	1,500	
		Seal parking area	96,000	SF	\$		\$	9,600	
		Patch parking area	4,800	SF	\$	3	\$	12,000	
		New landscaping required to help control	1	LS	\$	5,000	\$	5,000	
		stormwater flow	ı	LO	Ψ	3,000			
1		Subtotal						1,591,102	
2		Local Area Factor	-15%			•	\$	(238,665)	
3		Spirit @ .5%	0.5%				\$	6,762	
4		Force Protection @ 1 - 3% average, 9% possible	3%				\$	40,776	
5		Estimated Cost of Construction (ECC)					\$	1,399,975	
6		Contingency @ 5% new 10% renovatior	10%				\$	139,997	
7		Subtotal					\$	1,539,972	
8		SIOH Conus @ 6% new, 8% renovatior	6.0%				\$	92,398	
9		Subtotal					\$	1,632,371	
10		Design @ 10%	10%				\$	163,237	
11		Total (PA)					_	1,795,608	
12		FF&E	87	units	\$	5,000	\$	435,000	
13		Total Project Cost	-		*	.,	_	2,230,608	
		•				ı	-	,,	

	FUNCTIO	NAL AREA	A ALLOCATION	
	F	LOOR ARE	4	
ROOM / SPACE	#	Net Area Per Room	Total Net Area	Comment
Public Areas			680	
Lobby		1,000	-	
Front Desk		300	-	
Breakfast Bar		550	-	
Women - Lobby		220	-	
Men - Lobby		220	-	
Vending - Lobby		60	-	
Guest Vending	1	60	60	
Study Rooms	1	250	250	
Fitness Room		300	-	
Guest Laundries	1	250	250	
Gear Wash Rooms	1	120	120	
Guest Rooms			28,449	
Guest Room - Standard		300	-	
Guest Room - Ext. Stay	87	327	28,449	
Guest Room - Suites		600	-	
Back-of-House Areas			1,750	
Manager's Office		180	-	
Assistant Manager Offices		120	-	
Admin. Conference Room		250	-	
Admin. Offices		375	-	
Housekeeping Office	1	120	120	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area	1	400	400	
Receiving	1	150	150	
Break Room	0.5	280	140	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women	1	120	120	
Housekeeping Rooms	5	100	500	
Central Storage Room		500	-	
Janitor Closet		85	-	
GROUNDS MAINTENANCE			-	
Grounds Maintenance		400	-	
TOTALS NET			30,879	
TOTAL GROSS		•	40,926	

		DETAILED COST SUMMARY					
١	Building Number	Palmetto Lodge - 6000					
3	<u> </u>	<u> </u>					
	System	description	Qty Cost	Units	Unit Prices	Total	comments
1	Foundation				\$	=	
2					\$	-	
3					\$	-	
4	Exterior Closure	Repair stucco	1,360	SF	\$1.50 \$	2,040.00	
		Replace windows	70	EA	\$900.00 \$	63,000.00	
	Roofing	Replace flat roof	36,986	SF	\$2.50 \$	92,465.00	
6	Interior Construction		70	EA	\$2,500.00 \$	175,000.00	
		Convert admin space to luggage holding area	1	EA	\$2,500.00 \$	2,500.00	
		Guestroom accessibility	1	LS	\$5,900.00 \$	5,900.00	
		Public bathroom accessibility	1	LS	\$135.00 \$	135.00	
		Repair spalled concrete below guest laundry, install	1	LS	\$1,500.00	1,500.00	
		vibration isolation mounts	•				
		support kitchen	1	LS	\$20,000.00 \$	20,000.00	
		Vent laundry to exterior	1	LS	\$3,000.00 \$	3,000.00	
		Install kitchen units	70	EA	\$3,000.00 \$	210,000.00	
7	, , , -,	Install elevator	2	EA	\$ 47,225.00 \$	94,450.00	
8	Mechanical	Add visual indication to fire alarm system	12	EA	\$250.00 \$	3,000.00	
		Laundry Equipment, Ice Machines	1	LS	\$10,000.00 \$	10,000.00	
		Replace cooling system	31	Ton	\$1,000.00 \$	31,000.00	
_	E	Replace fan coil units	70	EA	\$600.00 \$	42,000.00	
9					\$	-	
		Haz mat removal may be required at rehab	1	LS	\$50,000.00 \$	50,000.00	
	Special Construction				\$		
	Site Work	Parking and landscape improvements	1	LS	\$ 67,548.00 \$	67,548.00	
1		Subtotal			\$	873,538	
2		Local Area Factor	-15%		\$	(131,031)	
3		Spirit @ .5%	0.5%		\$	3,713	
4		Force Protection @ 1 - 3% average, 9% possible	3%		\$	22,387	
5		Estimated Cost of Construction (ECC)			\$	768,606	
6		Contingency @ 5% new 10% renovation	10%		\$	76,861	
7		Subtotal			\$	845,467	
8		SIOH Conus @ 6% new, 8% renovation	6.0%		\$	50,728	
9		Subtotal			\$	896,195	
10)	Design @ 10%	10%		\$	89,620	
11		Total (PA)			\$	985,815	
12	2	FF&E	70	units	\$ 5,000.00 \$	350,000	
13		Total Project Cost			\$	1,335,815	
		·					

T	FUNCTIONAL AREA ALLOCATION FLOOR AREA										
DOOM / SDAGE				C							
ROOM / SPACE	#	Net Area Per Room	Total Net Area	Comment							
Public Areas			260								
Lobby	-	1,000	-								
Front Desk	-	300	-								
Breakfast Bar	-	550	-								
Women - Lobby	-	220	-								
Men - Lobby	-	220	-								
Vending - Lobby	-	60	-								
Guest Vending	1	60	60								
Study Rooms	-	250	-								
Fitness Room	-	300	-								
Guest Laundries	1	200	200								
Gear Wash Rooms	-	120	-								
Guest Rooms			22,890								
Guest Room - Standard		300	-								
Guest Room - Ext. Stay	70	327	22,890								
Guest Room - Suites		600	-								
Back-of-House Areas			920								
Manager's Office	-	180	-								
Assistant Manager Offices	-	120	-								
Admin. Conference Room	-	250	-								
Admin. Offices	-	375	-								
Housekeeping Office	-	120	-								
Dirty Linen Storage	1	100	100								
Clean Linen Storage	1	100	100								
Maintenance Area	-	370	-								
Receiving	-	150	-								
Break Room	-	280	-								
Staff Toilet - Men	1	120	120								
Staff Toilet - Women	-	120	-								
Housekeeping Rooms	4	150	600								
Central Storage Room	-	500	-								
Janitor Closet	-	85	-								
GROUNDS MAINTENANCE			-								
Grounds Maintenance		400	-								
TOTALS NET			24,070								
TOTAL GROSS			36,372								

		DETAILED COST SUMMARY					
	Building Number	Kennedy Hall - 2785					
No	System	description	Qty	Units	Unit Prices	Total	comments
INC	System	description	Cost	Office	Officerices	Iotai	Confinents
1	Foundation		0001		\$	-	
2					\$	_	
3					\$	_	
4	Exterior Closure	Replace with operable, shatter resistant units.	177	EA	\$1,000.00 \$	177,000.00	
		Demo existing concrete exterior stair panels	1	LS	\$5,000.00 \$	5,000.00	
		Replace concrete exterior stair panels with coated	0.400	SF	\$14.91	35,784.00	
		metal product	2,400	51	\$14.91		
		Replace vinyl soffits at stairway landings.	2,400	SF	\$3.50 \$	8,400.00	
5	Roofing				\$	-	
6	Interior Construction	Check in check out function is being moved to main			\$	5,000.00	
		welcome center, use some lobby space for large	1	LS	\$5,000.00		
		classes (extended stay)					
		Convert some existing admin. space to luggage	1	LS	\$2,500.00	2,500.00	
		storage					
	1	Program support kitchen	1	LS	\$20,000.00 \$	20,000.00	
		Replace common area wall finishes	35,904	SF	\$1.31 \$	47,034.24	
		Replace common area floor finishes	1,616	SY	\$15.00 \$	24,240.00	
		Remove Joint Kitchen Area, close in wall, add	151	EA	\$4,000.00	604,000.00	
		Dwyer Unit, add shelving unit			. ,		
		Remove bi-fold closet, relocate bathroom wall,				1,510,000.00	
		move and replace commode and sink (replace with	151	EA	\$10,000.00		
		vanity sink), add shelving, repair finishes					
<u> </u>		Upgrade public restroom to comply with ADA	1	LS	\$935.00 \$	935.00	
7		Replace floor finish and wall panels.	1	LS	\$1,500.00 \$	1,500.00	
8	Mechanical	Automatic lift lever was inoperable	1	EA	\$3,000.00 \$	3,000.00	
		HVAC required for lobby, corridors and other common areas	1	LS	\$51,000.00	51,000.00	
					_	700,000.00	
		Domestic water line replacement (Base estimate).	1	LS	\$700,000.00	700,000.00	
		Replace PTAC units	171	EA	\$1,000.00 \$	171,000.00	
					\$3,000.00	3,000.00	
		Investigate and repair leakage around PTAC units.	1	EA	\$3,000.00	,	
9	Electrical	Replace alarm panel with addressable unit.	1	EA	\$20,000.00 \$	20,000.00	
10	General Conditions				\$	-	
11	Special Construction				\$	-	
12	Site Work	landscaping, security, exterior lighting, additional		LS	\$ 69,700.00 \$	69,700.00	
		parking spaces, sidewalk and stormwater					
	<u> </u>	improvements	1				
1		Subtotal			\$	3,459,093	
2		Local Area Factor	-15%		\$	(518,864)	
3		Spirit @ .5%	0.5%		\$	14,701	
4		Force Protection @ 1 - 3% average, 9% possible	3%		\$	88,648	
5		Estimated Cost of Construction (ECC)			\$	3,043,578	
6		Contingency @ 5% new 10% renovatior	10%		\$	304,358	
7		Subtotal			\$	3,347,936	
8		SIOH Conus @ 6% new, 8% renovation	6.0%		\$	200,876	
9		Subtotal			\$	3,548,812	
10	1	Design @ 10%	10%		\$	354,881	
11		Total (PA)			\$	3,903,694	
12		FF&E	151	units	\$ 5,000.00 \$	755,000]
13		Total Project Cost			\$	4,658,694]
13	i e	Total Project Cost			\$	4,658,694	

FUNCTIONAL AREA ALLOCATION											
		FLOOR ARE	ĒΑ								
ROOM / SPACE	#	Net Area Per Room	Total Net Area	Comment							
Public Areas			1,680								
Lobby	-	1,000	-								
Front Desk	-	300	-								
Breakfast Bar	1	550	550								
Women - Lobby	1	220	220								
Men - Lobby	1	220	220								
Vending - Lobby	-	60	-								
Guest Vending	2	60	120								
Study Rooms	1	250	250								
Fitness Room	-	300	-								
Guest Laundries	1	200	200								
Gear Wash Rooms	1	120	120								
Guest Rooms			49,377								
Guest Room - Standard	-	300	-								
Guest Room - Ext. Stay	151	327	49,377								
Guest Room - Suites	-	600	-								
Back-of-House Areas			2,115								
Manager's Office	_	180	-								
Assistant Manager Offices	-	120	-								
Admin. Conference Room	-	250	-								
Admin. Offices	-	375	-								
Housekeeping Office	1	120	120								
Dirty Linen Storage	1	100	100								
Clean Linen Storage	1	100	100								
Maintenance Area	1	400	400								
Receiving	-	150	-								
Break Room	0.25	280	70								
Staff Toilet - Men	1	120	120								
Staff Toilet - Women	1	120	120								
Housekeeping Rooms	10	100	1,000								
Central Storage Room	-	500	=								
Janitor Close	1	85	85								
GROUNDS MAINTENANCE			-								
Grounds Maintenance	-	400	-								
TOTALS NET			53,172								
TOTAL GROSS			82,740								

CONCEPTUAL DESIGN SOLUTION - COST SUMMARY

A Fort Jackson, South Carolina

В **TOTAL PROJECT COST ESTIMATE SUMMARY** NO **Facility** O.A. SQ. FT. new/m&r design contingency SIOH Construction FF&E TPC 1 Kennedy - 2785 82,740 m&r \$ 354,881 304,358 200,876 \$ 3,043,578 \$ 755,000 \$ 4,658,694 Palmetto - 6000 36,372 m&r \$ 89,620 \$ 76,861 50,728 \$ 768,606 \$ 350,000 \$ 1,335,815 92,398 \$ 1,399,975 \$ 435,000 \$ \$ 139,997 3 Magruder - 3215 40,926 m&r 163,237 2,230,608 \$ Magruder - 3235 139,997 92,398 \$ 1,399,975 430,000 \$ 2,225,608 40,926 m&r 163,237 Magruder - 3265 40.926 \$ 163.237 139.997 92,398 \$ 1,399,975 \$ 435,000 \$ 2,230,608 m&r Magruder - 3275 \$ 163,237 139,997 92,398 \$ 1,399,975 \$ 435,000 \$ 2,230,608 6 40,926 m&r \$ Magruder - 3276 40,926 m&r 163,237 139,997 92,398 \$ 1,399,975 435,000 \$ 2,230,608 Dozier Hall - 10300 108,827 m&r \$ 15,389 \$ 13,198 8,711 \$ 131,982 680,000 \$ 849,280 **New Lodging Facility** 682,017 1,045,000 118,335 new 1,518,170 859,341 13,640,338 17,744,865

C TOTAL COST \$35,736,692

\$1,776,421

\$1,581,648

\$24,584,378

\$5,000,000

\$2,794,245

D COMMENTS

Items Included in TPC include the following:

550,904

Spirit @ .5%

TOTALS

Force Protection @ 3% average, 9% possible

Estimated Cost of Construction (ECC)

Contingency @ 5% new 10% renovation

SIOH Conus @ 6% new, 8% renovation

Design @ 10%

Total (PA)

FF&E

		FLOOR ARE	Δ	
ROOM / SPACE	#	Net Area Per Room	Total Net Area	Comment
Public Areas			680	
Lobby		1,000	-	
Front Desk		300	-	
Breakfast Bar		550	-	
Women - Lobby		220	-	
Men - Lobby		220	-	
Vending - Lobby		60	-	
Guest Vending	1	60	60	
Study Rooms	1	250	250	
Fitness Room		300	-	
Guest Laundries	1	250	250	
Gear Wash Rooms	1	120	120	
Guest Rooms			28,449	
Guest Room - Standard		300	-	
Guest Room - Ext. Stay	87	327	28,449	
Guest Room - Suites		600	-	
Back-of-House Areas			820	
Manager's Office		180	-	
Assistant Manager Offices		120	-	
Admin. Conference Room		250	-	
Admin. Offices		375	-	
Housekeeping Office		120	-	
Dirty Linen Storage	1	100	100	
Clean Linen Storage	1	100	100	
Maintenance Area		370	-	
Receiving		150	-	
Break Room		280	-	
Staff Toilet - Men	1	120	120	
Staff Toilet - Women		120	-	
Housekeeping Rooms	5	100	500	
Central Storage Room		500	-	
Janitor Closet		85	-	
GROUNDS MAINTENANCE			-	
Grounds Maintenance		400	-	
TOTALS NET			29,949	
TOTAL GROSS			40,926	

FUNCTIONAL AREA ALLOCATION										
		FLOOR ARE								
ROOM / SPACE	#	Net Area	Total Net	Comment						
		Per Room	Area							
Public Areas			1,680							
Lobby		1,000	-							
Front Desk		300	-							
Breakfast Bar	1	550	550							
Women - Lobby	1	220	220							
Men - Lobby	1	220	220							
Vending - Lobby		60	-							
Guest Vending	2	60	120							
Study Rooms	1	250	250							
Fitness Room		300	-							
Guest Laundries	1	200	200							
Gear Wash Rooms	1	120	120							
Guest Rooms			44,472							
Guest Room - Standard		300	-							
Guest Room - Ext. Stay	136	327	44,472							
Guest Room - Suites		600	-							
Back-of-House Areas			2,015							
Manager's Office		180	-							
Assistant Manager Offices		120	_							
Admin. Conference Room		250	-							
Admin. Offices		375	-							
Housekeeping Office	1	120	120							
Dirty Linen Storage	1	100	100							
Clean Linen Storage	1	100	100							
Maintenance Area	1	400	400							
Receiving		150	-							
Break Room	0.25	280	70							
Staff Toilet - Men	1	120	120							
Staff Toilet - Women	1	120	120							
Housekeeping Rooms	9	100	900							
Central Storage Room		500	-							
Janitor Closet	1	85	85							
GROUNDS MAINTENANCE			-							
Grounds Maintenance		400	-							
TOTALS NET			48,167							
TOTAL GROSS		<u>l</u>	108,827							

		DETAILED COST SUMMARY							
	Building Number	Magruder Transient Area: 3276							
	Danaing Hambon	g							
No	System	description	Qty Cost	Units	Ur	nit Prices	7	Total	comments
1	Foundation						\$	-	
2	Substructures						\$	-	
3	Superstructures						\$	-	
4	Exterior Closure	Clean and tuckpoint brick surface	1	LS	\$	1,000	\$	1,000	
		Replace lower level mechanical room entry doors	1	EA	\$	600	\$	600	
5	Roofing	Repair/reseal loose flashing	1	EA	\$	4,500	\$	4,500	
6	Interior Construction	Remove 2nd bed, remove closet, install microfridge	87	LS	\$	600	\$	52,200	
		Replace carpet	2,011	SY	\$	15	\$	30,160	
		Replace ceramic tile	9,048	SF	\$	8	\$	67,860	
		Replace vinyl tile	1,044	SF	\$	3	\$	2,610	
		Replace acoustic ceiling tiles	27,144	SF	\$	2	\$	54,288	
		Replace vinyl wall covering	77,256	SF	\$	2	\$	115,884	
		Partial laundry equipment replacement (set)	5	EA	\$		\$	20,000	
		Enclosure for elevator	1	LS	\$	25,000	\$	25,000	
		Install kitchen units	87	EA	\$	3,000	\$	261,000	
7	Conveying Systems	Install two new elevators	2	EA	\$	50,875	\$	101,750	
8	Mechanical	Convert shower units to tubs	87	EA	\$	2,000	\$	174,000	
		Replace sump drains (pump only)	2	EA	\$	500	\$	1,000	
		Partial heating water system replacement	1	LS	\$	7,500	\$	7,500	
		Replace forced air system with individual,	1	LS	\$	500,000	\$	500,000	
		thermostatically controlled units		LO	Ф	500,000			
		Upgrade domestic water supply piping	1	LS	\$	20,000	\$	20,000	
9	Electrical	Enhance lighting in vending areas	1	LS	\$	750	\$	750	
10	General Conditions	Haz mat removal may be required at rehab	1	LS	\$	50,000	\$	50,000	
11	Special Construction						\$	-	
12	Site Work	Create designated guest unloading area in proximity to new elevators/Improve delivery access	1	LS	\$	52,000	\$	52,000	
		Provide accessible parking	6	EA	\$	150	Ф	900	
	 	Convey stormwater away from structures	1	LS	\$	20,000		20,000	
		Enhance lighting in parking areas	1	LS	\$	1,500		1,500	
		Seal parking area	96,000	SF	\$		φ \$	9,600	
		Patch parking area	4,800	SF	\$		φ \$	12,000	
		New landscaping required to help control					φ \$	5,000	
		stormwater flow	1	LS	\$	5,000	Ψ	3,000	
1	I.	Subtotal					\$ 1	,591,102	
2		Local Area Factor	-15%					(238,665)	
3		Spirit @ .5%	0.5%				φ (\$	(236,003) 6,762	
4		Force Protection @ 1 - 3% average, 9% possible	3%				φ \$	40,776	
5		Estimated Cost of Construction (ECC)	370			_	•	,399,975	1
6		Contingency @ 5% new 10% renovation	10%			<u></u>		139,997	1
ნ 7		Subtotal	10%			_			1
•			6.004					,539,972	1
8		SIOH Conus @ 6% new, 8% renovation	6.0%			_	\$	92,398	
9		Subtotal						,632,371	1
10		Design @ 10%	10%			_		163,237	
11		Total (PA)						,795,608	
		FF&E	87	units	\$	5,000	Φ.	435,000	I
12		FFOLE	0/	units	Φ	3,000	Ψ	435,000	

	ARE	AS AND C	CCUPANC	IES				
		FLOOR ARE	A			OCCUPANO	CIES	
ROOM / SPACE	No. Req'd		Total Net Area		Staff - Total	Guests - Total	Total Occupants	checks
Public Areas			5,580					Total Areas
Lobby	1	1,200	1,200				_	5,580
Front Desk	1	600	600				-	
Breakfast Bar	1	700	700				-	
1 Women - Lobby	1	220	220				-	
2 Men - Lobby	1	220	220				-	
3 Vending - Lobby	1	60	60				-	
4 Guest Vending	4	60	240				_	
5 Study Rooms	4	250	1,000					
6 Fitness Room	1	300	300				-	
7 Guest Laundries	4	200	800				-	
8 Gear Wash Rooms	2	120	240				-	
Guest Rooms			77,943					
			,					
1 Guest Room - Standard	100	300	30,000		-	100	100	77,943
2 Guest Room - Ext. Stay	9	327	2,943		-	9	9	
3 Guest Room - Suites	100	450	45,000		-		-	
Back-of-House Areas			6,055					
1 Manager's Office	1	180	180			_	_	6.055
2 Assistant Manager Offices	1	120	120			_	_	0,000
3 Admin. Conference Room	1	250	250			_	_	
4 Admin. Spaces	14	75	1,050			_	_	
5 Luggage Stories	1	100	100					
6 Housekeeping Office	1	120	120			_	_	
7 Dirty Linen Storage		100	-			_	-	
8 Clean Linen Storage	_	100	_			_	-	
9 In-House Laundry	1	750	750					
10 Maintenance Area	1	400	400			_	_	
11 Receiving	1	150	150			_	-	
12 Break Room	0.75	280	210			_	-	
13 Staff Toilet - Men	1	120	120			_	_	
14 Staff Toilet - Women	1	120	120			_	-	
15 Housekeeping Rooms	14	100	1.400			_	-	
16 Central Storage Room	1	1.000	1,000					
17 Janitor Closet	1	85	85					
GROUNDS MAINTENANCE	<u> </u>	30	-					
1 Grounds Maintenance	_	400	_		_		-	_
		.55						
Total Net SF			89,578		-	109	109	
Total Gross SF			118,335					76%

Building Number Dozier Hall - 1030C				DETAILED COST SUMMARY								
No System description Oty	Α		Building Number	Dozier Hall - 10300								
Foundation Cost S	В		<u> </u>									
Substructures Substructure		No	System	description			Units	Un	it Prices	Т	Γotal	comments
Superstructures 4 Exterior Closure 5 Roofing Install gutters/leaders over entrance areas 1 LS \$ 5,000 \$ 5,000 \$ 5,000 \$ 6,000 \$ 6 Replace soffits 1 LS \$ 15,000 \$ 15,000 \$ 15,000 \$ 10,000 \$ 7 \$ 15,000 \$ 10,000 \$ 10,000 \$ 7 \$ 15,000 \$ 10,000 \$		1	Foundation							\$	-	
Exterior Closure		2	Substructures							\$	-	
5 Roofing Install gutters/leaders over entrance areas 1 LS \$ 5,000 \$ 5,000 6 Interior Construction Program support kitchen 1 LS \$ 15,000 \$ 15,000 7 Conveying Systems 8 Mechanical \$ - \$ 1,000 \$ 10,000 8 Mechanical \$ Electrical \$ - \$ - \$ - \$ - 10 General Conditions 11 Special Construction \$ - \$ - \$ - \$ - 11 Special Construction 1 LS \$ 75,000 \$ 75,000 \$ - \$ - 12 Site Work Improve stormwater system 1 LS \$ 75,000 \$ 75,000 \$ - 1 Subtotal Local Area Factol 1 LS \$ 10,000 \$ 10,000 2 Local Area Factol 1 LS \$ 10,000 \$ 10,000 3 Spirit @ .5% 0.5% \$ 638 4 Force Protection @ 1 - 3% average, 9% possible 3% \$ 3,844 5 Estimated Cost of Construction (ECC) \$ 131,982 6 Contingency @ 5% new 10% renovatior 10% \$ 131,982 7 Subtotal		3	Superstructures							\$	-	
Replace soffits		4	Exterior Closure							\$	-	
6 Interior Construction Program support kitchen 1 LS \$ 20,000 \$ 20,000 7 Conveying Systems 1 LS \$ 10,000 \$ 10,000 8 Mechanical \$ \$ - 9 Electrical \$ - 10 General Conditions \$ - 11 Special Construction \$ - 12 Site Work Improve stormwater system 1 LS \$ 75,000 \$ 75,000 Repair/rebuild railroad tie retaining walls 1 LS \$ 10,000 \$ 10,000 1 Subtotal \$ \$ \$ 22,500 3 Spirit @ .5% \$ 638 \$ 3,844 4 Force Protection @ 1 - 3% average, 9% possible 3% \$ 3,844 5 Estimated Cost of Construction (ECC) \$ 131,982 6 Contingency @ 5% new 10% renovatior 10% \$ 131,98 7 Subtotal \$ 153,891 9 Subtotal \$ 153,891		5	Roofing	Install gutters/leaders over entrance areas		1		\$	5,000	\$	5,000	
Program continental breakfast area	1 [1					15,000	
7 Conveying Systems	1 [6				1			,		,	
8 Mechanical \$ Electrical \$ - 9 El				Program continental breakfast area		1	LS	\$	10,000	\$	10,000	
9 Electrical 10 General Conditions										\$	-	
10 General Conditions										\$	-	
11 Special Construction										\$	-	
12 Site Work										\$	-	
Repair settled parking areas										\$	-	
Repair/rebuild railroad tie retaining walls	1 [12	Site Work			1			75,000		,	
1 Subtotal 2 Local Area Factor 3 Spirit @ .5% 4 Force Protection @ 1 - 3% average, 9% possible 5 Estimated Cost of Construction (ECC) 6 Contingency @ 5% new 10% renovatior 7 Subtotal 8 SIOH Conus @ 6% new, 8% renovation 9 Subtotal 10 Design @ 10% 10% 10% 10% 10% 10% 153,891 10 Design @ 10% 10% 10% 10% 115,389 11 Total (PA) 12 FF&E 136 units \$ 5,000 \$ 680,000	1 [Repair settled parking areas	6,00	00		\$	3	\$,	
2 Local Area Factol	Ш			Repair/rebuild railroad tie retaining walls		1	LS	\$	10,000	\$	10,000	
3 Spirit @ .5% 0.5% \$ 638 4 Force Protection @ 1 - 3% average, 9% possible 3% \$ 3,844 5 Estimated Cost of Construction (ECC) \$ 131,982 6 Contingency @ 5% new 10% renovatior 10% \$ 13,198 7 Subtotal \$ 145,180 8 SIOH Conus @ 6% new, 8% renovation 6.0% \$ 8,711 9 Subtotal \$ 153,891 10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		1								\$	150,000	
4 Force Protection @ 1 - 3% average, 9% possible 5 Estimated Cost of Construction (ECC) 6 Contingency @ 5% new 10% renovatior 7 Subtotal 8 SIOH Conus @ 6% new, 8% renovation 9 Subtotal 10 Design @ 10% 10% 10% 10% 153,891 11 Total (PA) 12 FF&E 136 units \$ 5,000 \$ 680,000		2		Local Area Factor	-15%				_	\$	(22,500)	
5 Estimated Cost of Construction (ECC) \$ 131,982 6 Contingency @ 5% new 10% renovatior 10% \$ 13,198 7 Subtotal \$ 145,180 8 SIOH Conus @ 6% new, 8% renovation 6.0% \$ 8,711 9 Subtotal \$ 153,891 10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		3								\$		
6 Contingency @ 5% new 10% renovatior 7 Subtotal 8 SIOH Conus @ 6% new, 8% renovation 9 Subtotal 10 Design @ 10% 11 Total (PA) 12 FF&E 136 units \$ 5,000		4		• • •	3%					\$	3,844	
7 Subtotal 8 SIOH Conus @ 6% new, 8% renovation 9 Subtotal 10 Design @ 10% 11 Total (PA) 12 FF&E 136 units \$ 5,000		5		` ,						\$	131,982	
8 SIOH Conus @ 6% new, 8% renovation 6.0% \$ 8,711 9 Subtotal \$ 153,891 10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		6		• ,	10%				_	\$	13,198	
9 Subtotal \$ 153,891 10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		7		Subtotal						\$	145,180	
10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		8		SIOH Conus @ 6% new, 8% renovation	6.0%					\$	8,711	
11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		9		Subtotal						\$	153,891	
11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000	1	10		Design @ 10%	10%					\$	15,389	
12 FF&E 136 units \$ 5,000 \$ 680,000	1	11		Total (PA)						\$		
13 Total Project Cost \$ 849,280	1	12		FF&E	136		units	\$	5,000			
		13		Total Project Cost				•				

Building Number Dozier Hall - 1030/C				DETAILED COST SUMMARY								
No System description Oty	Α		Building Number	Dozier Hall - 10300								
Foundation Cost S	В		<u> </u>									
Substructures Substructure		No	System	description			Units	Un	t Prices	,	Total	comments
Superstructures 4 Exterior Closure 5 Roofing Install gutters/leaders over entrance areas 1 LS \$ 5,000 \$ 5,000 \$ 5,000 \$ 6 8,000 \$ 6 8,000 \$ 5,000 \$ 5,000 \$ 6 Interior Construction Program support kitchen 1 LS \$ 15,000 \$ 15,000 \$ 15,000 \$ 10,000 \$ 7 Conveying Systems 8 Mechanical 9 Electrical 1 Silectrical 1 Silectrical		1	Foundation							\$	-	
Exterior Closure		2	Substructures							\$	-	
5 Roofing Install gutters/leaders over entrance areas 1 LS \$ 5,000 \$ 5,000 6 Interior Construction Program support kitchen 1 LS \$ 15,000 \$ 15,000 7 Conveying Systems 8 Mechanical \$ - \$ 1,000 \$ 10,000 8 Mechanical \$ 1,000 \$ 10,000 \$ 10,000 \$ - \$ - 9 Electrical \$ 2,000 \$ 2,000 \$ - \$ - \$ - 10 General Conditions \$ 5,000 \$ 5,000 \$ 5,000 \$ - \$ - 11 Special Construction \$ 1,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 12 Site Work Improve stormwater system \$ 1,000 \$ 75,000 \$ 75,000 \$ 75,000 1		3	Superstructures							\$	-	
Replace soffits		4	Exterior Closure							\$	-	
6 Interior Construction Program support kitchen 1 LS \$ 20,000 \$ 20,000 7 Conveying Systems 1 LS \$ 10,000 \$ 10,000 8 Mechanical \$ \$ - 9 Electrical \$ - 10 General Conditions \$ - 11 Special Construction \$ - 12 Site Work Improve stormwater system 1 LS \$ 75,000 \$ 75,000 Repair/rebuild railroad tie retaining walls 1 LS \$ 10,000 \$ 10,000 1 Subtotal \$ \$ \$ 150,000 2 Local Area Factor -15% \$ (22,500) 3 Spirit @ .5% \$ 638 4 Force Protection @ 1 - 3% average, 9% possible 3% \$ 3,844 5 Estimated Cost of Construction (ECC) \$ 131,982 6 Contingency @ 5% new 10% renovatior 10% \$ 131,98 7 Subtotal \$ 153,891 <tr< th=""><th></th><th>5</th><th>Roofing</th><th>Install gutters/leaders over entrance areas</th><th></th><th>1</th><th></th><th>\$</th><th>5,000</th><th>\$</th><th>5,000</th><th></th></tr<>		5	Roofing	Install gutters/leaders over entrance areas		1		\$	5,000	\$	5,000	
Program continental breakfast area	1 [1					15,000	
7 Conveying Systems	1 [6				1			,		,	
8 Mechanical \$ Electrical \$ - 9 El				Program continental breakfast area		1	LS	\$	10,000	\$	10,000	
9 Electrical 10 General Conditions										\$	-	
10 General Conditions										\$	-	
11 Special Construction										\$	-	
12 Site Work										\$	-	
Repair settled parking areas										\$	-	
Repair/rebuild railroad tie retaining walls	1 [12	Site Work			1			75,000		,	
1 Subtotal 2 Local Area Factor 3 Spirit @ .5% 4 Force Protection @ 1 - 3% average, 9% possible 5 Estimated Cost of Construction (ECC) 6 Contingency @ 5% new 10% renovatior 7 Subtotal 8 SIOH Conus @ 6% new, 8% renovation 9 Subtotal 10 Design @ 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1 [Repair settled parking areas	6,0	00		\$	3	\$,	
2 Local Area Factol	Ш			Repair/rebuild railroad tie retaining walls		1	LS	\$	10,000	\$	10,000	
3 Spirit @ .5% 0.5% \$ 638 4 Force Protection @ 1 - 3% average, 9% possible 3% \$ 3,844 5 Estimated Cost of Construction (ECC) \$ 131,982 6 Contingency @ 5% new 10% renovatior 10% \$ 13,198 7 Subtotal \$ 145,180 8 SIOH Conus @ 6% new, 8% renovation 6.0% \$ 8,711 9 Subtotal \$ 153,891 10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		1								\$	150,000	
4 Force Protection @ 1 - 3% average, 9% possible 5 Estimated Cost of Construction (ECC) 6 Contingency @ 5% new 10% renovatior 7 Subtotal 8 SIOH Conus @ 6% new, 8% renovation 9 Subtotal 10 Design @ 10% 10% 10% 10% 153,891 11 Total (PA) 12 FF&E 136 units \$ 5,000		2		Local Area Factor	-15%				_	\$	(22,500)	
5 Estimated Cost of Construction (ECC) \$ 131,982 6 Contingency @ 5% new 10% renovatior 10% \$ 13,198 7 Subtotal \$ 145,180 8 SIOH Conus @ 6% new, 8% renovation 6.0% \$ 8,711 9 Subtotal \$ 153,891 10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		3								\$		
6 Contingency @ 5% new 10% renovatior 7 Subtotal 8 SIOH Conus @ 6% new, 8% renovation 9 Subtotal 10 Design @ 10% 11 Total (PA) 12 FF&E 136 units \$ 5,000		4		• • •	3%					\$	3,844	
7 Subtotal 8 SIOH Conus @ 6% new, 8% renovation 9 Subtotal 10 Design @ 10% 11 Total (PA) 12 FF&E 136 units \$ 5,000		5		` ,						\$	131,982	
8 SIOH Conus @ 6% new, 8% renovation 6.0% \$ 8,711 9 Subtotal \$ 153,891 10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		6		• ,	10%				_	\$	13,198	
9 Subtotal \$\\\ 10 Design @ 10% 10% \$\\\ 15,389 \\\ 11 Total (PA) \$\\\\ 12 FF&E 136 units \$5,000 \$\\\\ 680,000 \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		7		Subtotal						\$	145,180	
10 Design @ 10% 10% \$ 15,389 11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		8		SIOH Conus @ 6% new, 8% renovation	6.0%				•	\$	8,711	
11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000		9		Subtotal						\$	153,891	
11 Total (PA) \$ 169,280 12 FF&E 136 units \$ 5,000 \$ 680,000	1	10		Design @ 10%	10%					\$	15,389	
12 FF&E 136 units \$ 5,000 \$ 680,000	1	11		Total (PA)						\$		
13 Total Project Cost \$ 849,280	1	12		FF&E	136		units	\$	5,000			
		13		Total Project Cost				,				

FUNCTIONAL AREA ALLOCATION								
FLOOR AREA								
ROOM / SPACE	#	Net Area	Total Net	Comment				
		Per Room	Area					
Public Areas			1,680					
Lobby		1,000	-					
Front Desk		300	-					
Breakfast Bar	1	550	550					
Women - Lobby	1	220	220					
Men - Lobby	1	220	220					
Vending - Lobby		60	-					
Guest Vending	2	60	120					
Study Rooms	1	250	250					
Fitness Room		300	-					
Guest Laundries	1	200	200					
Gear Wash Rooms	1	120	120					
Guest Rooms			44,472					
Guest Room - Standard		300	-					
Guest Room - Ext. Stay	136	327	44,472					
Guest Room - Suites		600	-					
Back-of-House Areas			2,015					
Manager's Office		180	-					
Assistant Manager Offices		120	_					
Admin. Conference Room		250	-					
Admin. Offices		375	-					
Housekeeping Office	1	120	120					
Dirty Linen Storage	1	100	100					
Clean Linen Storage	1	100	100					
Maintenance Area	1	400	400					
Receiving		150	-					
Break Room	0.25	280	70					
Staff Toilet - Men	1	120	120					
Staff Toilet - Women	1	120	120					
Housekeeping Rooms	9	100	900					
Central Storage Room		500	-					
Janitor Closet	1	85	85					
GROUNDS MAINTENANCE			-					
Grounds Maintenance		400	-					
TOTALS NET			48,167					
TOTAL GROSS		<u>l</u>	108,827					

		DETAILED COST SUMMARY						
	Building Number	New Lodging Facility						
	In .							
	,	description	Qty Cost	Units	Un	it Prices	Total	comments
	Foundation	Concrete spread footings	31506	SF	\$	8	\$ 264,650	
	Substructures	Slab-on-grade	31506	SF	\$	3	\$ 104,600	
		Roof framing and concrete plank flooring	118334	SF	\$	9	\$ 1,005,839	
		CMU construction	41500	SF	\$	12	\$ 495,510	
		Doors, windows and sealants	118334	SF	\$	5	\$ 586,937	
	EIFS	EIFS finish	41500	SF	\$	7	\$ 287,180	
		Insulation and drainage	34500	SF	\$	2	\$ 66,240	
5b	Roofing - standing	Metal hip roof at the core and flat roof at the 1-story			\$	10	\$ 329,820	
		wings	34500					
6a	Interior Construction	Painted or vinyl wall coverings, carpet or tile floors		SF	\$	36	\$ 4,257,657	
		and plaster finish on concrete plank ceiling	118334					
6b	Carpet & Vinyl	Carpet at 85%, vinyl @ 5%, Tile @ 10%	118334	SF	\$	6	\$ 752,604	
7	Conveying Systems	One passanger and one service elevator	2	EA	\$	54,525	\$ 109,050	
8a	Mechanical	Central air source heat pump system serving the		SF	\$	29	\$ 3,466,003	
		common areas and plumbing.	118334					
8b	Fire Protection	Sprinkler System	118334	SF	\$	1	\$ 143,184	
8c	HVAC	Individual PTAC systems for guestrooms	309	EA	\$	900	\$ 278,100	
8d	Kitchen units	Kitchen units	109	EA	\$	3,000	\$ 327,000	
9	Electrical	Electrical systems shall be appropriately sized for		SF	\$	10	\$ 1,169,140	
		the entire structure	118334					
10	General Conditions	N/A	1				\$ -	
11	Special Construction	N/A	1				\$ -	
12	Site Work	All required utilities are located in the public streets.	1	SF	\$	16	\$ 1,859,027	
		Street revision required.	118334		,		, , , , , , , , , , , , , , , , , , , ,	
1		Subtotal					\$ 15,502,542	
2		Local Area Factor	-15%			l	\$ (2,325,381)
3		Spirit @ .5%	0.5%				\$ 65,886	' !
4		Force Protection @ 1 - 3% average, 9% possible	3%				\$ 397,291	
5		Estimated Cost of Construction (ECC)					\$ 13,640,338	-
6		Contingency @ 5% new 10% renovation	5%				\$ 682,017	
7		Subtotal	0,0				\$ 14,322,354	
2		SIOH Conus @ 6% new, 8% renovation	6.0%				\$ 859,341	1
a		Subtotal	0.076			ĺ	\$ 15,181,696	4
10		Design @ 10%	10%				\$ 1,518,170	
		Total (PA)	10%			I		
11		· ·	000		•	.	\$ 16,699,865	
12		FF&E	209	units	\$	5,000	\$ 1,045,000	<u> </u>
13		Total Project Cost					\$ 17,744,865	